

WAKE COUNTY, NC 148
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/27/2018 13:56:42
STATE OF NC REAL ESTATE
EXCISE TAX: \$3,200.00
BOOK:017226 PAGE:00388 - 00390

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 3,200.00

Parcel Identifier No. 0007123 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: closing atty: David R Godfrey SAVAGE AND GODFREY

Brief description for the Index: _____

THIS DEED made this 27th day of August, 2018, by and between

GRANTOR

Julious W Seagroves Jr and wife
Bethsaida S Seagroves
489 Heritage Drive
Apex, NC 27523

GRANTEE

Brian Hamilton Capital LLC
113 Charlemagne Court
Cary, NC 27511

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Apex, White Oak Township, Wake County, North Carolina and more particularly described as follows:

BEING all of Lot 1, containing 0.179 acres Survey for JW Seagroves, Jr as recorded in Book of Maps 2007 Page 1889 Wake County Registry.

Together with and subject to rights and obligations under Party Wall Agreement as recorded in Book 692 Page 41, Party Wall and Easement Agreement in Book 285 Page 311 and Boundary Line Agreement and Common Wall Agreement as recorded in Book 12716 Page 991 Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12716 page 995.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2007 page 1889.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements and restrictions of record, matters shown on recorded plats of the subject property and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Julious W Seagroves Jr (SEAL)
Print/Type Name: Julious W Seagroves Jr

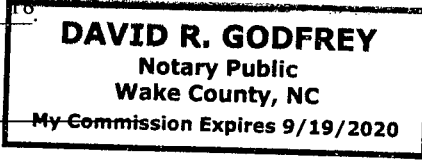
By: _____
Print/Type Name & Title: _____ Bethsaida S Seagroves (SEAL)
Print/Type Name: Bethsaida S Seagroves

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Julious W Seagroves Jr and wife Bethsaida S Seagroves personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27th day of August, 2018.



My Commission Expires: _____
(Affix Seal)

[Signature]

Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

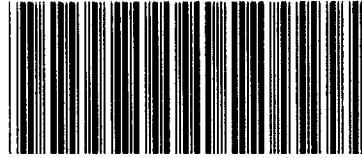
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name



BOOK:017226 PAGE:00388 - 00390



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

**Charles P. Gilliam
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 3 # of Pages P